



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
KENNETH M. WILKINSON, C.F.A.



Mailing Address:
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2480 Thompson Street
Fort Myers, Florida 33901-3074
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Mobile Homes/RV Parks Income & Expense Questionnaire

Note: All information that you submit in response to this questionnaire will be held in strict confidence, as mandated by Florida Statute 195.027.

It is my responsibility as your Lee County Property Appraiser to annually determine the market value of all property in our county. In order to achieve the greatest possible accuracy in the valuation of Park Facility properties (an income-driven property) this office each year conducts an income and expense survey. This survey information will be analyzed for the identification of market conditions in year 2011, and most importantly your specific property conditions and financial operation.

All supported information generated by this survey will be used to develop typical appraisal parameters and valuation models for Park Facilities in Lee County.

If you fail to respond to this survey, the Lee County Property Appraiser will be required to assess your property utilizing strictly market parameters, as we would not have your specific financials when preparing valuation models and finalizing the Tax Roll. **Failure to submit the requested income data by April 30th, 2012 will preclude the Lee County Property Appraiser from considering the income data for the current tax year.**

If you would like assistance in completing the *income questionnaire*, you may contact **MARC SASSO** at (239) 533-6204 or e-mail **Sassom@Leepa.org** of the Commercial Department.

Tangible Personal Property (TPP) DR 405 Return Filing Instructions

Park Facilities owners must file a **DR-405 Return** by 04/01/12 for TPP assets. These include but are not limited to office furniture & equipment, tools, signage, gates, cameras, etc as required by 193.114, Florida Statutes. If you have any questions, or if you need assistance, please contact: **TANGIBLE DEPARTMENT 239-533-6140**, or e-mail tpp@Leepa.org.

Thank you in advance for your anticipated cooperation.

Respectfully requested,

A handwritten signature in black ink that reads "K. M. Wilkinson".

Kenneth M. Wilkinson, C.F.A.
Lee County Property Appraiser

Mobile Home / RV Parks

INCOME & EXPENSE QUESTIONNAIRE
FOR PERIOD BEGINNING 01/01/11 AND ENDING 12/31/11
RESPONSE DEADLINE APRIL 30, 2012

STRAP: _____ OWNER NAME: _____

SITE ADDRESS: _____

Name of Park: _____

The property appraiser is requesting the following information:

1. A complete Profit & Loss Statement and Rent Roll as of January 1, 2012:

TOTAL NUMBER - **MOBILE HOME LOTS**: _____ AVG LOT SIZE: _____
#STANDARD LOTS: _____ @ MO RENT: \$ _____
#CORNER LOTS: _____ @ MO RENT: \$ _____
#PREMIUM LOTS: _____ @ MO RENT: \$ _____

TOTAL NUMBER - **RV LOTS**: _____
PERMANENT LOTS: _____ @ MO RENT: \$ _____
PREMIUM LOTS: _____ @ MO RENT: \$ _____
TRANSIENT LOTS: _____ @ MO RENT: \$ _____ IN SEASON
How many months is your IN-SEASON? _____ MO RENT: \$ _____ OFF SEASON
TOTAL # OF **STORAGE LOTS**: _____ MO RENT: \$ _____

MOBILE HOME LOTS ANNUAL VACANCY RATE: _____ %
RV PERMANENT LOTS ANNUAL VACANCY RATE: _____ %
RV TRANSIENT LOTS ANNUAL VACANCY RATE: _____ %

INCOME

TOTAL MOBILE HOME INCOME = \$ _____
TOTAL RV INCOME = \$ _____
TOTAL STORAGE INCOME = \$ _____
TOTAL OTHER INCOME = \$ _____

EXPENSES

Utilities \$ _____ Property Insurance \$ _____
Management Fees \$ _____ Maintenance & Repairs \$ _____
Salaries \$ _____ Advertising / Marketing \$ _____
Supplies \$ _____ Reserves for Replacements \$ _____
(SPECIFY BELOW*)

TOTAL OPERATING EXPENSES \$ _____

***Please specify what is included in the RESERVES FOR REPLACEMENTS expense category. Failure to specify this item may exclude those expenses from being considered:** _____

Completed By: _____ Title: _____

(PRINT NAME)

Date ____/____/____ Phone: _____